

Extract for Planned Development

Journal of the Proceedings of the City Council of the City of Chicago, Illinois

Portions of this document are taken directly from The City of Chicago's Office of the City Clerk, City Council's Journal of the Proceedings.

Related documentation pertaining to this Planned Development may also be included.

Also together with the area bounded by:

the south line of the north slip and its westerly extension; the centerline of said South Avenue O; a line lying 341.00 feet south of and parallel with the south line of the north slip and its westerly extension; and a line drawn at right angles to the centerline of East 87th Street as dedicated by Document 0434944043, a distance of 922.75 feet east, measured along said centerline, from its intersection with the centerline of said South Avenue O, hereinafter referred to as Line "A".

Also together with the area bounded by:

a line drawn at right angles to the centerline of said South Avenue O, a distance of 343.50 feet north, measured along said centerline, from its intersection with the centerline of said East 85th Street; a line 209 feet west of and parallel with the centerline line of said South Avenue O; a line lying 599.50 feet north of and parallel with the centerline of the East 87th Street as dedicated by Document 0434944043; and the centerline line of said South Avenue O.

Also together with the area bounded by:

a line lying 599.50 feet north of and parallel with the centerline of the East 87th Street as dedicated by Document 0434944043; the centerline line of said South Avenue O; the centerline of said East 87th Street; a line lying 526.00 feet west of and parallel with said Line "A",

to those of a B3-5 Community Shopping District.

SECTION 2. This ordinance shall be effective after its passage and publication.

Reclassification Of Area Shown On Map No. 111-B.

(As Amended)

(Application No. 17007)

(Common Address: 511 -- 537 S. Clinton St.

And 522 -- 530 W. Harrison St.)

KPD 1163

[O2010-3023]

Be It Ordained by the City Council of the City of Chicago:

SECTION 1. That the Chicago Zoning Ordinance be amended by changing all of the DX-7, Downtown Mixed-Use District symbols and indications as shown on Map Number 111-B in the area bounded by:

West Congress Parkway; a line 159 feet east of and parallel to South Clinton Street; a line 60 feet north of and parallel to West Harrison Street; a line 98.70 feet east of and parallel to South Clinton Street; and West Harrison Street and South Clinton Street,

to those of a Residential Planned Development Number 1163, which is hereby established in the area above described, subject to such use and bulk regulation as set forth in the Plan of Development herewith attached and made a part hereof and to no others.

SECTION 2. This ordinance shall be in full force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

Residential Planned Development No. 1163.

Plan Of Development Statements.

1. The area delineated herein as an Residential Planned Development Number 1163 ("Planned Development") consists of approximately forty thousand one hundred thirty-four (40,134) square feet of net site area which is depicted on the attached Planned Development Boundary and Property Line Adjustment Map. The property is owned by 527 S. Clinton, L.L.C. (the "Applicant").
2. The Applicant shall obtain all applicable official reviews, approvals or permits which are necessary to implement this Planned Development. Any dedication or vacation of streets or alleys, or easements, or adjustments of rights-of-way, or consolidation or re-subdivision of parcels, shall require a separate submittal on behalf of the Applicant or their successors, assignees, or grantees and approval by the City Council.
3. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the Applicant, its successors and assigns, grantees and Lessees, if different than the Applicant, the legal titleholders or any ground lessors. All rights granted hereunder to the Applicant shall inure to the benefit of the Applicant's successors and assigns and, if different than the Applicant, the legal titleholder or any ground lessors. Furthermore, pursuant to the requirements of Article 17-8-0400 of the Chicago Zoning Ordinance, the property, at the time applications for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or under single designated control. Single designated control is defined Section 17-8-0400 of the Chicago Zoning Ordinance ("Zoning Ordinance"). The Applicant shall retain single designated control and shall be deemed to be the authorized party for any future amendment, modification or change until the Applicant shall designate in writing the party or parties authorized to make application for any future amendment, modification or change.

4. This Planned Development is not intended to interfere with, abrogate, or annul any easement, covenant, deed restriction or other agreement between private parties, including but not limited to the Grant of Easement dated October 23, 1984 and recorded by the Cook County Recorder of Deeds as Document Number 27 325 584, from LaSalle National Bank, not individually, but solely as Trustee of a land trust known as Trust Number 10-23035-09 under a Trust Agreement dated September 1, 1983, to Equity Hotel Properties Limited Partnership I, an Arkansas limited partnership, its successors and assigns.
5. This Plan of Development consists of the following nineteen (19) Statements; a Bulk Regulations and Data Table; Existing Zoning Map; a Planned Development Boundary and Property Line Map; Site and Landscape Plan; a Green Roof Plan; Floor Plans and Building Elevations prepared by Hartshorne Plunkard Architecture dated March 10, 2010. Full size sets of the Site Plan, Landscape Plan and Building Elevations are on file with the Department of Zoning and Land Use Planning. The Planned Development is applicable to the area delineated herein and these and no other zoning controls shall apply. The Planned Development conforms to the intent and purpose of the Chicago Zoning Ordinance, Title 17 of the Municipal Code of Chicago and all requirements thereof, and satisfies the established criteria for approval as a Planned Development.
6. The uses permitted within the area delineated herein as a "Residential Planned Development" shall include all related and accessory uses as permitted within the DX-7 Downtown Mixed-Use Districts.
7. On-premises business identification signs and temporary construction signs shall be permitted within the area delineated herein as a "Residential Planned Development", subject to the review and approval of the Department of Zoning and Land Use Planning. No off-premise signs shall be permitted in the Planned Development.
8. Off-street parking and off-street loading facilities shall be provided in compliance with this Planned Development, subject to review and approval of the Departments of Transportation and Zoning and Land Use Planning. A minimum of two percent (2%) of all required parking spaces shall be designated for parking for the handicapped.
9. Closure of all or part of any public streets or alleys during demolition or construction shall be subject to the review and approval of the Chicago Department of Transportation. All work proposed in the public way must be designed and constructed in accordance with the Chicago Department of Transportation Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago.
10. In addition to the maximum height of the building and any appurtenance thereto prescribed in this Planned Development, the height of any improvement shall also be subject to height limitations as approved by the Federal Aviation Administration.

11. The maximum permitted floor area ratio ("F.A.R.") shall be in accordance with the attached Bulk Regulations and Data Table. For purposes of F.A.R. calculations and floor area measurements, the definitions in Chicago Zoning Ordinance shall apply.
12. The City of Chicago established a Part II Review Fee in the amount Zero and 25/100 Dollars (\$0.25) per square feet for the total buildable square feet (floor area ratio). The Part II Fee will be assessed by D.Z.L.U.P. during the actual Part II Review. The fee as determined by D.Z.L.U.P. staff at that time is final and binding on the Applicant and must be paid to the Department of Zoning and Land Use Planning prior to the issuance of any Part II Approval.
13. The Applicant shall obtain the applicable official reviews, approvals and permits from the various City Departments and or Committees regarding the use of the public way for any encroachments of public way space including encroachments on, over or under the street, sidewalk, parkway or alley. Such approval and permits shall require a separate submittal on behalf of the Applicant or its successors, assignees, or grantees and approval by the City Council.
14. The Applicant acknowledges that it is in the public interest to design, construct and maintain all buildings in a manner that promotes and maximizes the conservation of natural resources. The Applicant shall use best and reasonable efforts to design, construct and maintain all buildings located within the subject property in a manner generally consistent with the Leadership in Energy and Environmental Design ("L.E.E.D.") Green Building Rating System. Copies of these standards may be obtained from the Department of Zoning and Land Use Planning. The Applicant shall also provide a vegetative roof on the proposed building totaling sixteen thousand five hundred eighty (16,580) square feet, or fifty percent (50%) of the net roof area.
15. The Applicant acknowledge that it is in the public interest to design, construct and maintain the building and all other improvements in a manner that promotes, enables and maximizes universal access throughout the subject property. Plans for all buildings and improvements on subject property shall be reviewed and approved by the Mayor's Office for People with Disabilities ("M.O.P.D.") to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote a high standard of accessibility. No building permit shall be issued by the Department of Construction and Permits until the Director of M.O.P.D. has approved detailed construction drawings for the building or improvement proposed.
16. The terms, conditions and exhibits of this Planned Development Ordinance may be modified administratively by the Commissioner of the Department of Zoning and Land Use Planning upon the application for such a modification by the Applicant and after a determination is made by the Commissioner of the Department of Zoning and Land Use Planning that such a modification is minor, appropriate and consistent with the nature of the improvements contemplated in this Planned Development and the purposes underlying the provisions hereof. Any such modification of the requirements of this Statement by the Commissioner of the Department of Zoning and Land Use Planning shall be deemed to be a minor change in the Planned Development as contemplated by Section 17-13-0611 of the Chicago Zoning Ordinance.

17. The Applicant will comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioner of Streets and Sanitation, the Commissioner of Environment and the Commissioner of Buildings under Section 13-32-125 of the Municipal Code of Chicago or any other provision of that Code.
18. Unless substantial new construction on the property has commenced within six (6) years following adoption of this Planned Development, and unless completion is thereafter diligently pursued, then this Planned Development shall expire and the zoning of the Property shall automatically revert back to its DX-7, Downtown Mixed-Use District.
19. Pursuant to the Affordable Housing provision of the City of Chicago Zoning Ordinance, Title 17, Chapter 17-4-1004, et seq. ("Zoning Ordinance") the Applicant has asked for an increase in the Floor Area Ratio of the Property. The Applicant hereby acknowledges that according to Section 17-4-1004D of the Zoning Ordinance, the total floor area devoted to affordable housing units must equal at least twenty-five percent (25%) of the total increase in floor area allowed under the Affordable Housing Zoning Bonus or a cash payment must be made to the City of Chicago Affordable Housing Opportunity Fund based on the increase in allowable floor area multiplied by eighty percent (80%) of the median cost of land per buildable square foot. Based on Section 17-4-1004D, the Applicant has agreed to provide eighteen (18) affordable units (representing seventeen thousand five hundred fifty-nine (17,559) square feet), as reflected in the Affordable Housing Agreement required by Section 17-4-1004-E9 and incorporated into this Planned Development. Prior to the issuance of permits, the Applicant will deliver to the Department of Community Development either: a) a Letter of Credit in an amount equal to the cash contribution (if providing units); or b) cash payment as determined in the Affordable Housing Agreement. The Applicant must comply with all the applicable sections of the Affordable Housing Provision of the Zoning Ordinance, which are hereby incorporated into this Planned Development.

[Affordable Housing Agreement (Rental) attached to these Planned Development Statements omitted for printing purposes but on file and available for public inspection in the Office of the City Clerk.]

[Existing Zoning Map; Planned Development Boundary Plan Map; Site Plan/ Landscape Plan; 5th Floor Green Roof Plan; Building Elevations; and Chicago Builds Green Form referred to in these Plan of Development Statements printed on pages 94148 through 94159 of this *Journal*.]

Bulk Regulations and Data Table referred to in these Plan of Development Statements reads as follows:

6/9/2010

REPORTS OF COMMITTEES

94147

17007

Residential Planned Development No. 1163

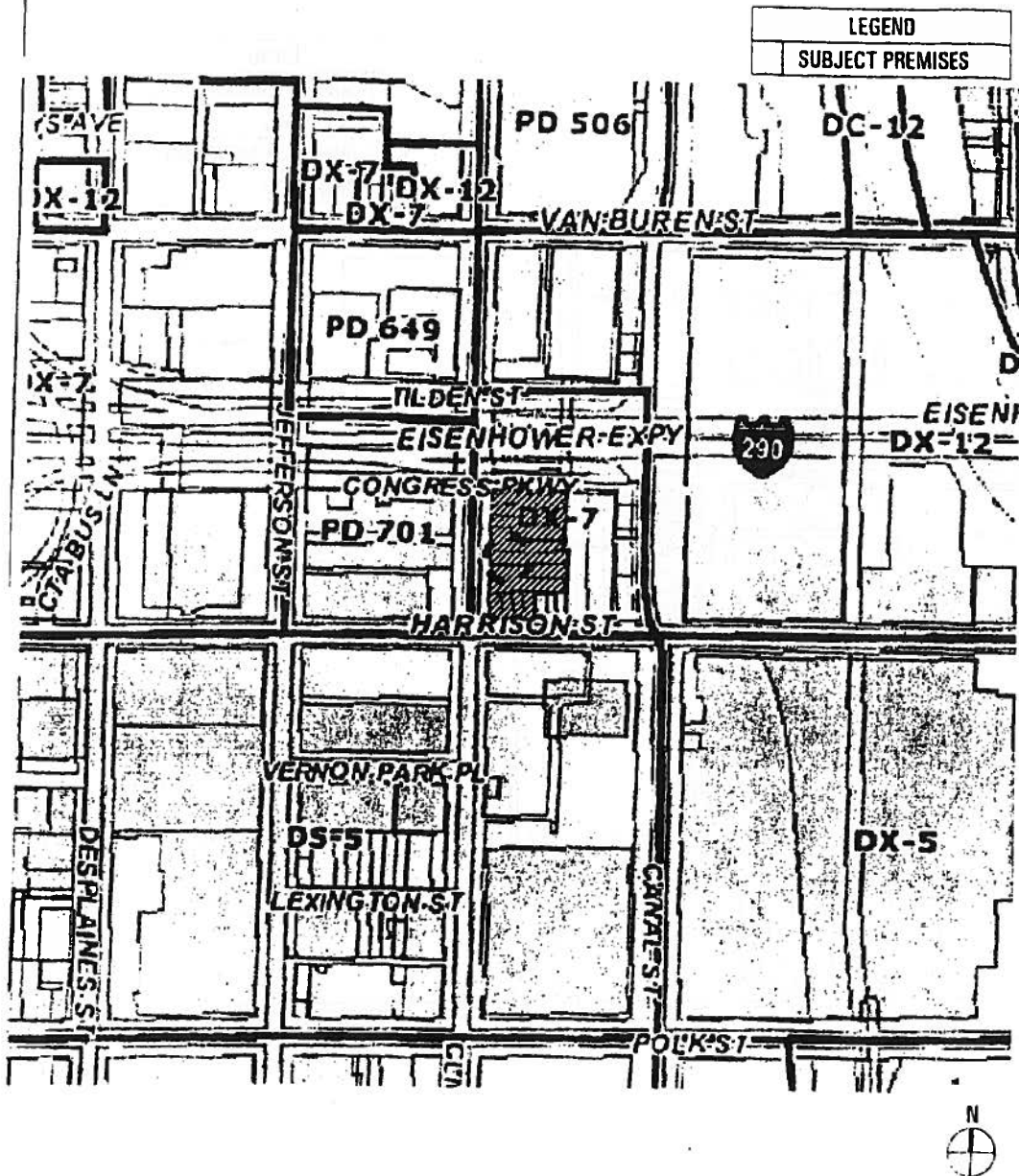
519 S. Clinton St.

Bulk Regulations And Data Table.

Gross Site Area:	60,504 square feet
Public Area Right-of-Way:	20,370 square feet
Net Site Area:	40,134 square feet
Base Floor Area Ratio:	7.0
Affordable Housing Bonus:	1.75
Maximum Floor Area Ratio:	8.75
Maximum Number of Dwelling Units:	276 units
Minimum Number of Off-Street Loading Spaces:	1 at 10 by 25
Minimum Number of Off-Street Parking Spaces:	327 (including 7 accessible spaces)
Accessory:	303
Non-Accessory:	24
Minimum Number of Bicycle Parking Spaces:	50
Maximum Building Height:	360 feet (as measured in accordance with the Chicago Zoning Ordinance)
Minimum Required Setbacks:	In accordance with the Site Plan

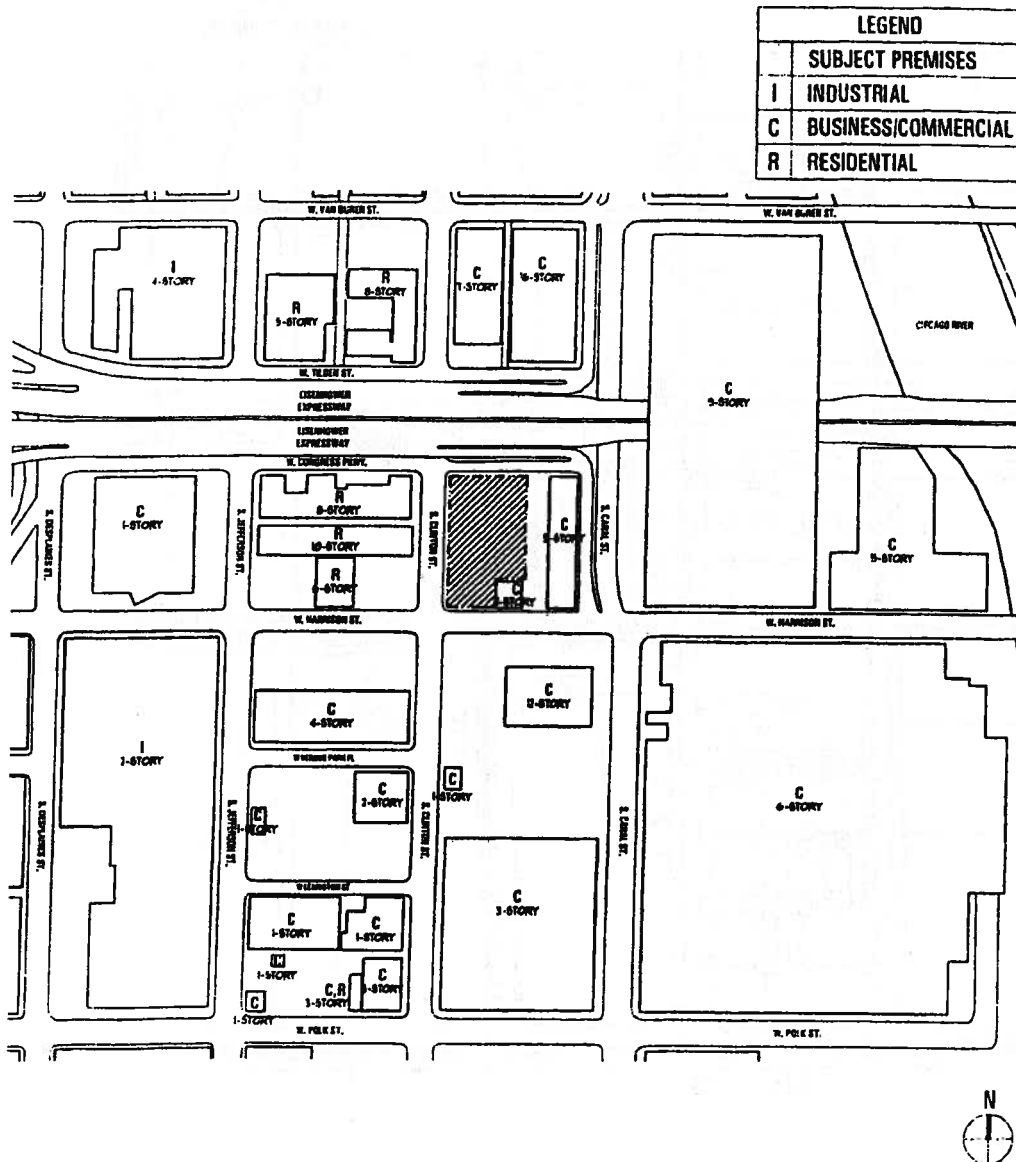
Existing Zoning Map.

(Page 1 of 2)

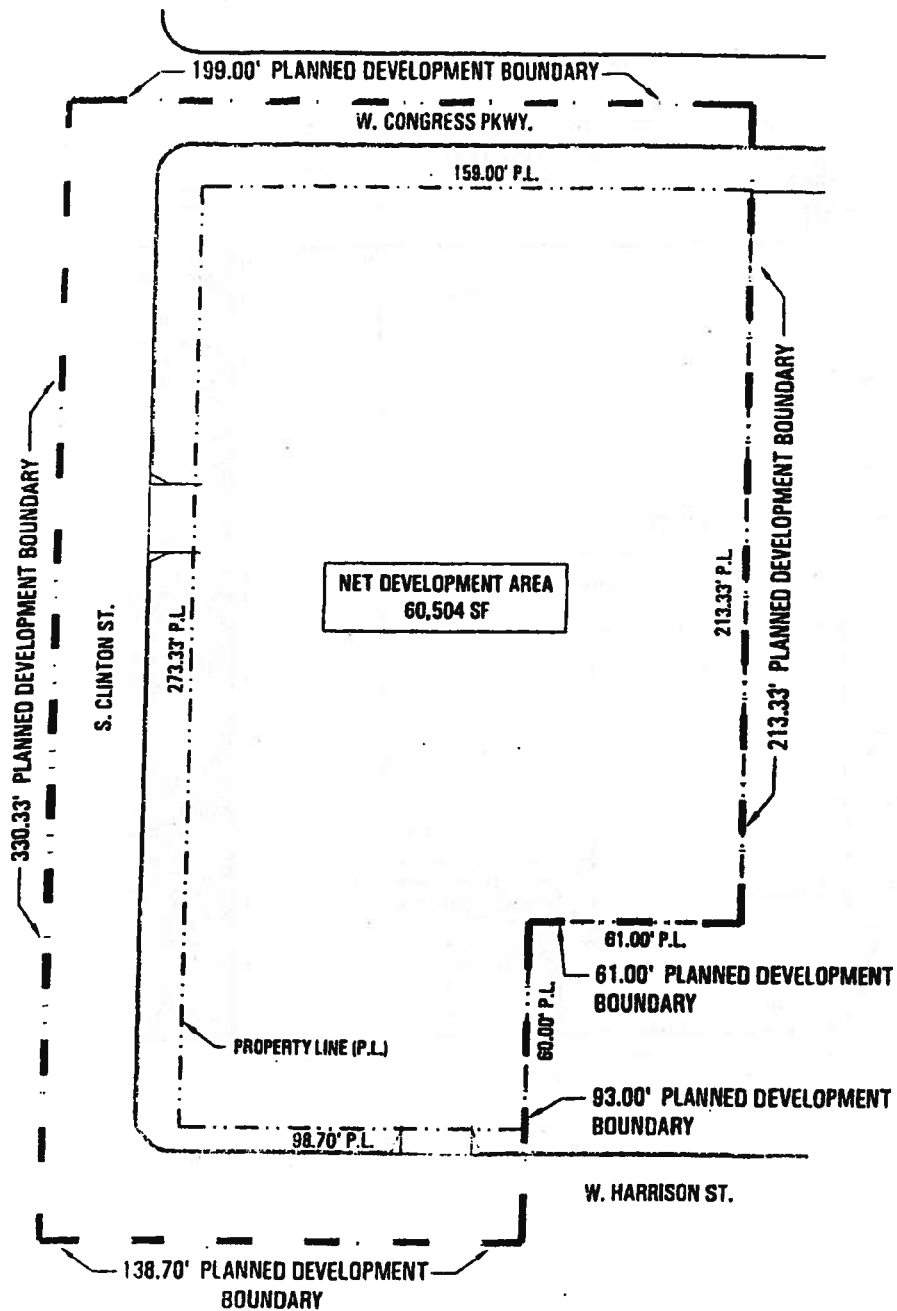


Existing Zoning Map.

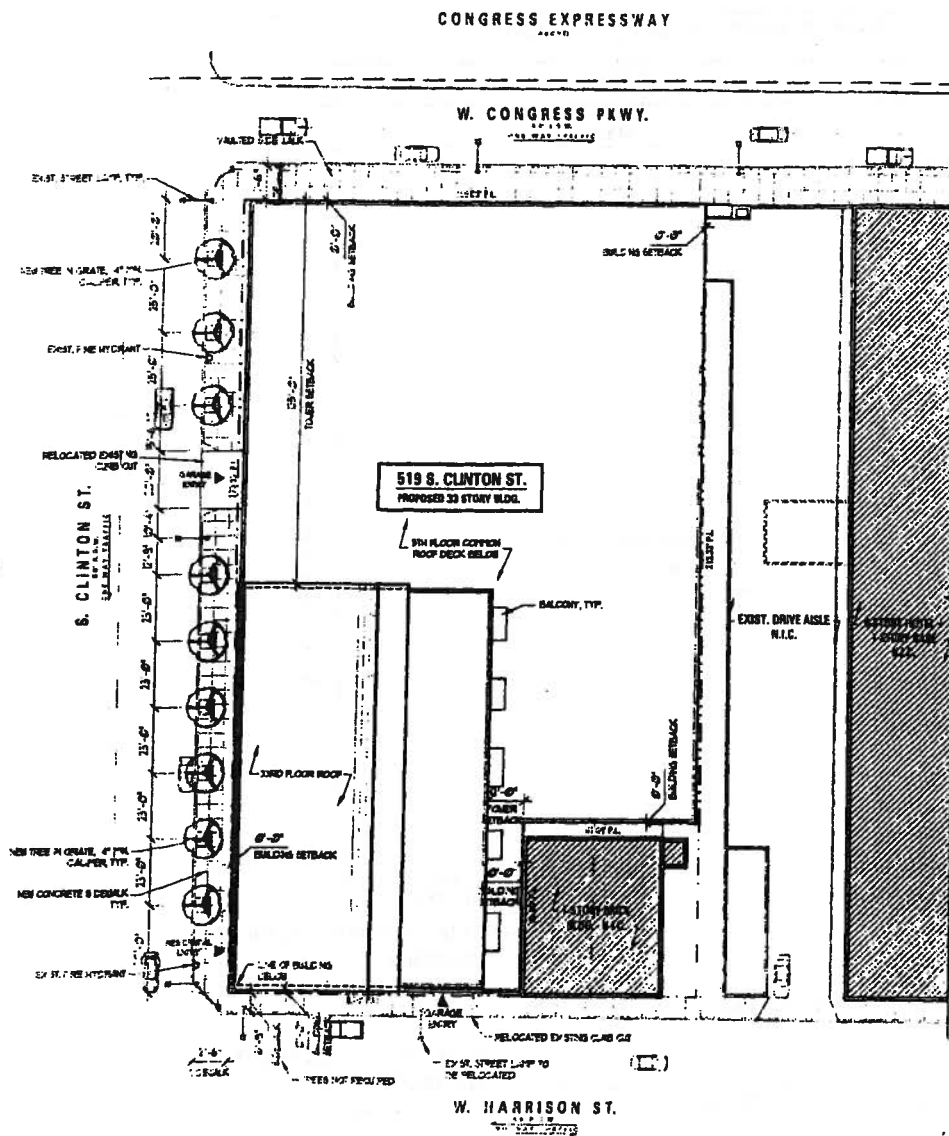
(Page 2 of 2)

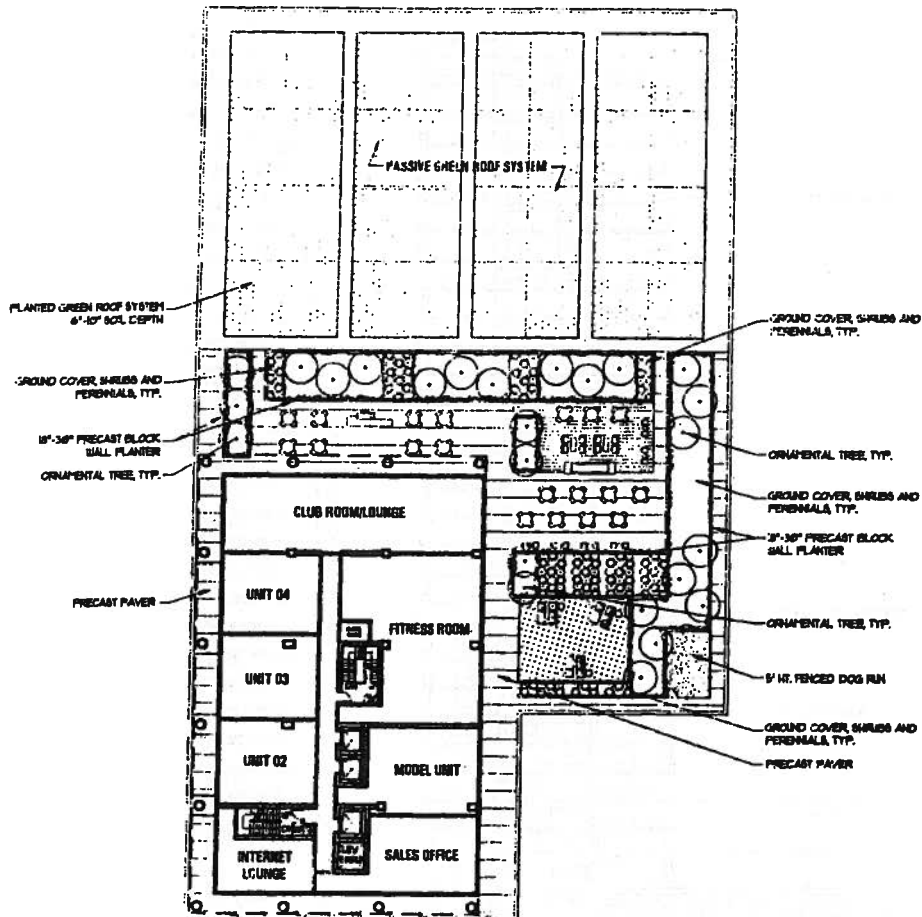


Planned Development Boundary Plan Map.

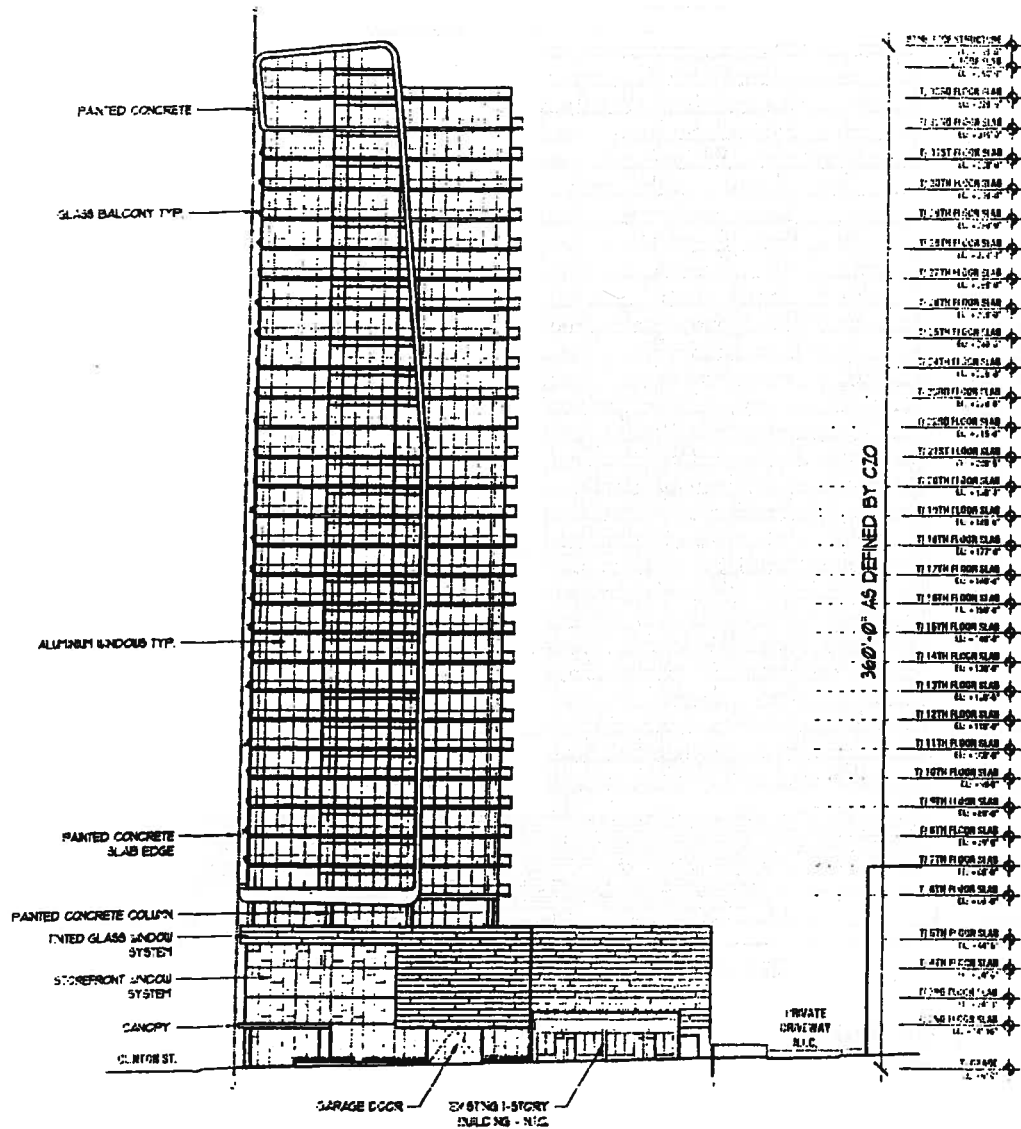


Site Plan/Landscape Plan.



5th Floor Green Roof Plan.

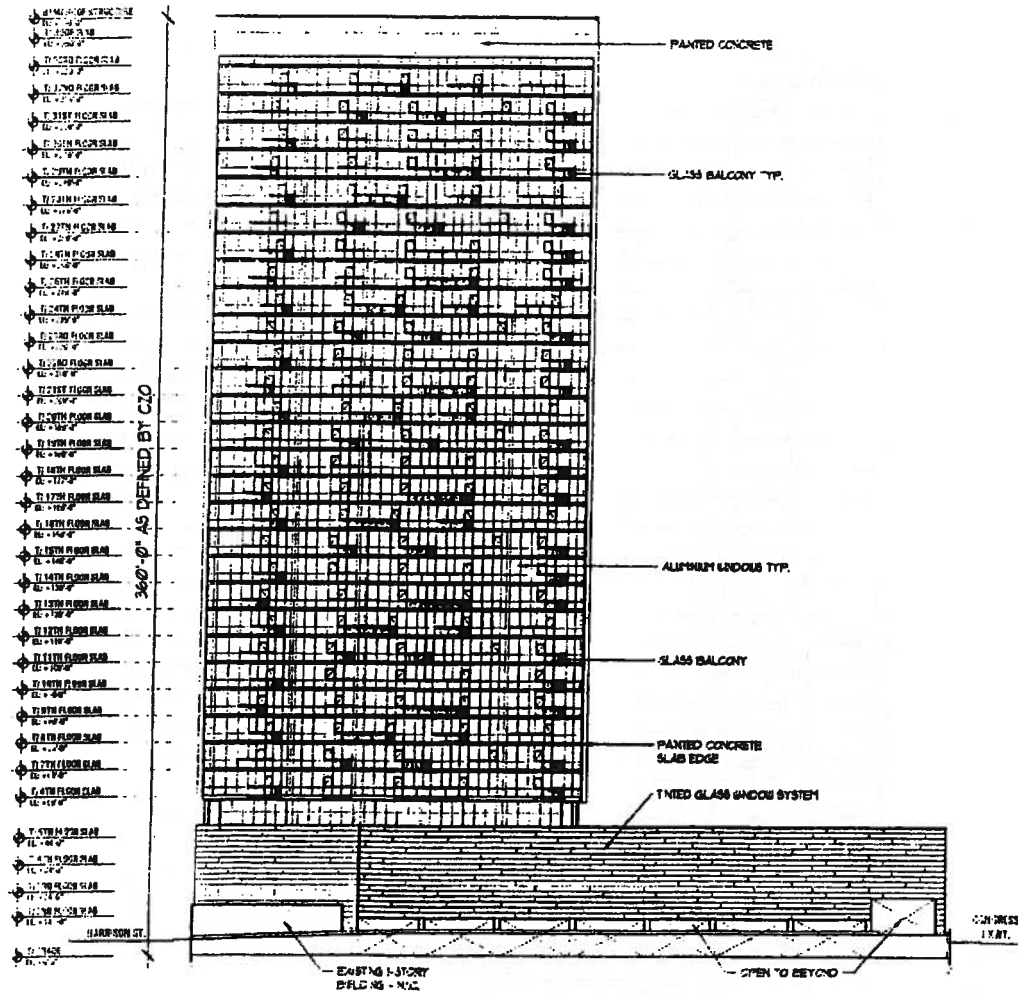
South Elevation.



SOUTH ELEVATION

SCALE: 1" = 50'-0"

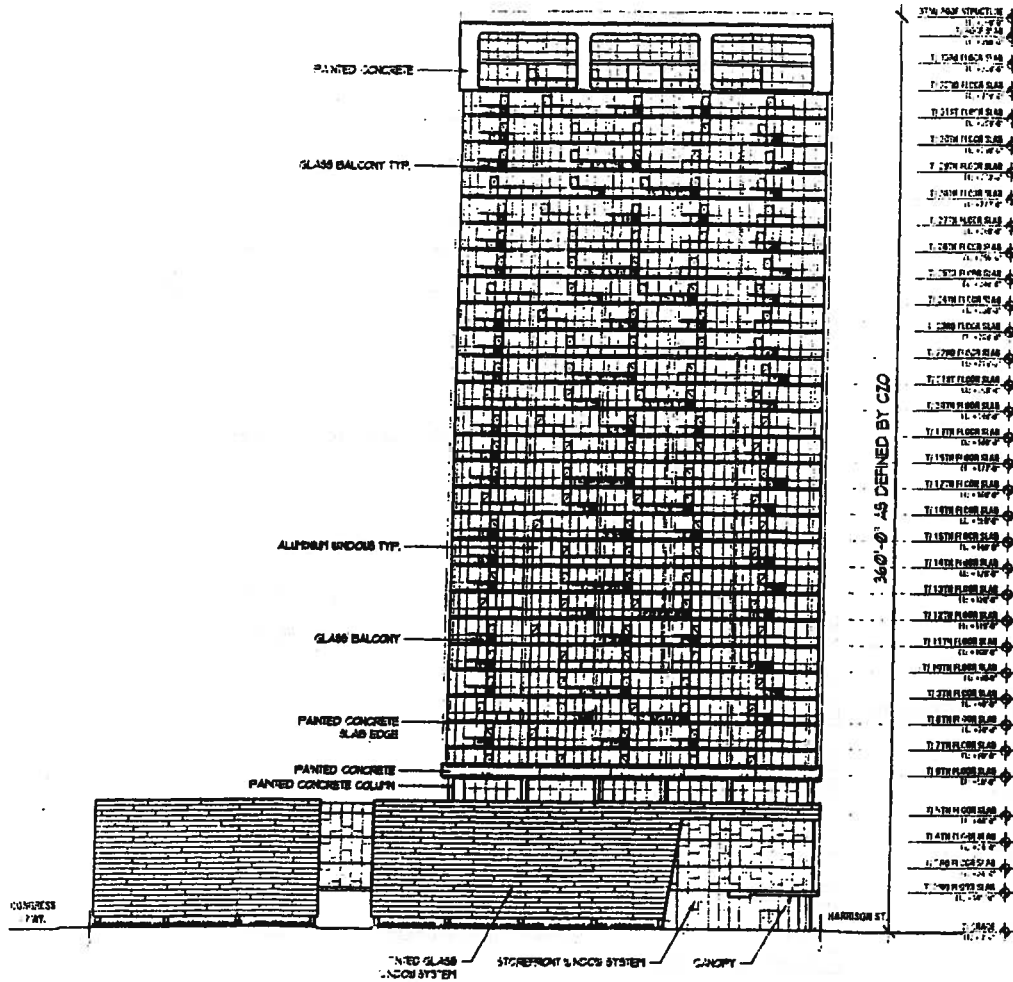
East Elevation.



EAST ELEVATION

SCALE: 1" = 50'-0"

West Elevation.



WEST ELEVATION
SCALE: 1" = 50'-0"

Chicago Builds Green.
(Page 1 of 3)

Project Name:

Project Location:

* Street Number (if the address only includes one street number, please fill only the "From" field)

From To Direction Street Name Select Street Type

Ward No. Community Area No.

Check applicable:

Project Type:

☒ **Planned Development** ☐ **Redevelopment Agreement** ☐ **Zoning Change**

PD No: RDA No: From: To:

☐ **Public project** ☐ **Landmark**

Project Size:

<small>Total land area in sq.ft.</small>	<small>Total building(s) footprint in sq.ft.</small>	<small>Total vehicular use area in sq.ft.</small>
40,134	39,504	34,900

Enter First Name Last Name

DPD Project Manager:

Select project category:

BG/GR Matrix:

Check applicable:

Financial Incentives:

☐ TIF ☐ Empowerment Zone Grant ☐ Class L
☐ GRIF ☐ Ind. Dev. Revenue Bonds ☐ Class 6b
☐ SBIF ☐ Bank Participation Loan ☐ DOH
☐ Land Sale Write Down

Check applicable:

Density Bonus:

<input type="checkbox"/> Public plaza & pocket park	<input type="checkbox"/> Water features in a plaza or pocket park
<input type="checkbox"/> Chicago Riverwalk improvements	<input type="checkbox"/> Setbacks above the ground floor
<input type="checkbox"/> Winter gardens	<input type="checkbox"/> Lower level planting terrace
<input type="checkbox"/> Indoor through-block connection	<input type="checkbox"/> Green roof
<input type="checkbox"/> Sidewalk widening	<input type="checkbox"/> Underground parking and loading
<input type="checkbox"/> Arcades	<input type="checkbox"/> Concealed above-ground parking

Chicago Builds Green.
(Page 2 of 3)

Please fill, if applicable

Landscaping:

7' Landscape Setback	Square footage:		0
Interior Landscape Area	Square footage:		0
No. of Interior Trees			0
No. of Parkway Trees			9

Open Space:

River Setback	Square footage:		0
Private Open Space	Square footage:		0
Privately developed Public Open Space	Square footage:		0

Stormwater Management (At-grade volume control):

Permeable paving	Square footage:		0
Raingarden	Check applicable:	<input type="checkbox"/>	
Filter strip		<input type="checkbox"/>	
Bioswale		<input type="checkbox"/>	
Detention pond		<input type="checkbox"/>	
Native landscaping	Square footage:		0
Rain-water collection cistern/barrel	Gallons:		0
Total impervious area reduction	Square footage:		0

Other sustainable surface treatments:

Green roof	Square footage:	16,580	16,580
Energy Star roof	Square footage:		0
High-albedo pavement	Square footage:		0

Transportation:

No. of accessory parking spaces		327	327
Total no. of parking spaces (Accessory + Non-Acc.)			327
No. of parking spaces dedicated to car sharing services (E.g.: I-Go, Zip-Car)			0
No. of bicycle parking			50
Within 600 ft of CTA or Metra station entrance	Check if applicable:	<input checked="" type="checkbox"/>	

Chicago Builds Green.
(Page 3 of 3)

Building Certification:

Energy Star building	<input type="checkbox"/>	<input checked="" type="checkbox"/>
LEED certification	<input type="checkbox"/>	
LEED Certified		<input type="checkbox"/>
LEED Silver		<input type="checkbox"/>
LEED Gold		<input type="checkbox"/>
LEED Platinum		<input type="checkbox"/>
Chicago Green Homes	<input type="checkbox"/>	
Chicago Green Homes (one-star)		<input type="checkbox"/>
Chicago Green Homes (two-star)		<input type="checkbox"/>
Chicago Green Homes (three-star)		<input type="checkbox"/>

Energy efficiency strategies
not captured above:

(If Other than Energy Star Rated - or Energy Star Building
Certification)

Other sustainable strategies
and/or Project Notes: